

**ALYESKA EAST CONDOMINIUM ASSOCIATION, INC.  
ANNUAL HOMEOWNERS' MEETING  
February 02, 2019**

The meeting was called to order at 5:00 p.m. in the lobby of Alyeska East in Girdwood, Alaska.

**1. ROLL CALL**

<u>Present</u>		<u>Proxies</u>	
Unit#	Percentage	Unit#	Percentage
110	1.78642	203	1.78642
207	1.78642	211	1.94522
209	1.78642	212	1.94522
213	2.58039	C-1	3.17586
214	2.58039		
217	1.94522		
219	2.58039		
220	2.58039		
221	2.58039		
222	2.58039		
303	2.58039		
306	1.94522		
308	2.58039		
C-112	1.78642		
<b>Total</b>	<b>31.679</b>		<b>8.853</b>

Grand total =40.532%

This exceeds the quorum requirement of 30%. Thus, a quorum was declared.

**2. PROOF OF NOTICE**

Scott Kirk read the notification of the meeting.

3. Resolution:

BE IT RESOLVED that the actions taken and transactions entered into by the incorporators, Executive Board, Directors, Officers, Property Managers (in either an official or unofficial capacity) through the date of this meeting on behalf of Alyeska East Condominium Association are FULLY RATIFIED, APPROVED, CONFIRMED AND ADOPTED by the unit owners of Alyeska East Condominium Association as actions, deeds, and transactions of Alyeska East Condominium Association.

MOTION: by John Hellen, seconded by Coleman Cutchins, carried unanimously

To approve the proceeding resolution

**3. READING OF MINUTES OF PREVIOUS MEETING**

**MOTION:** by Brad VonWichman, seconded by Brian Kruchoski, carried unanimously

To approve the minutes as distributed.

**4. REPORT OF OFFICERS**

**Presidents Report- Bryan Kruchoski**

The Board is working on securing estimates for addressing the peeling paint on the decks. We have three contractors working on proposals now. We will have a plan in place before spring so we can get the project started as soon as possible.

The exterior LED light strings are up and really add a lot to the building.

The Board is working with an attorney that specializes in condominium association legal documents to update our Declarations and Bylaws.

**Secretary Treasurer's report - by Scott Kirk**

1) As of February 2, 2019

Cash – Bank Operating	\$ 2,710.24	<b>Reserves</b>
Cash – Bank Savings	\$257,486	Paint - \$9,725
		Roof - \$240,916
		Legal - \$2,000
		Retained Earnings \$ 7,554
<b>Total</b>	<b>\$260,196</b>	<b>\$252,641.67</b>

**Manager's Report – Scott Kirk**

- 1) We appreciate owners using the dues coupons as this helps prevent incorrect posting of dues.
- 2) Two parking permits have been mailed to all owners. These must be displayed on your rearview mirror to avoid towing.
- 3) Remember any alterations require prior BOD approval.
- 4) The dumpster for the building is located at the bottom of the parking lot.
- 5) We would like to encourage all owners to check smoke detectors, CO2 detectors, and suggest having a working fire extinguisher in your individual unit. Please be aware of the potential for fire from things being too close or touching electric baseboard heaters. Electric baseboard heaters can cause fires.
- 6) Leaving ski equipment or other personal items in the hallways is against the house rules.
- 7) Please do not leave garbage in the halls or on the stairs.
- 8) Please do not prop doors open. If you see doors propped open, please close them.
- 9) We encourage owners to call us if they see any problems in the building (i.e. lights out, doors not working, problems in the laundry room, etc.).
- 10) Laundry facilities are for members, tenants, and guests only. Please discourage use of these facilities by others.
- 11) Please remember to send proof of insurance.

**5. REPORT OF COMMITTEES – None**

**6. ELECTION OF DIRECTORS**

Two Board positions are available this year: Cory Kemp's and Brad VonWichman's terms are up and both offered to serve again and were nominated from the floor.

**MOTION:** by George Derrick, seconded by Brian Kruchoski, carried unanimously

To elect Cory Kemp and Brad VonWichman as directors for 3 year terms.

Scott Kirk announced that there would be a short Board meeting immediately after the annual meeting.

**7. OLD BUSINESS-none**

**8. NEW BUSINESS**

- 1) Budget – Scott Kirk asked if there were any questions regarding the budget.

We will most likely be using funds from the reserve account to offset the cost of the deck projects this spring.

**MOTION:** by Brian Kruchoski, seconded by Monica Seversen, carried unanimously

To ratify the budget.

2) Tax resolution - Scott Kirk explained that the adoption of this resolution is necessary to avoid any possible tax liability.

**Resolution:** “Be it resolved that the excess of revenues over expenses for the Alyeska East Condominium be applied as a credit against subsequent year’s operation.”

**MOTION:** by Coleman Cutchins, seconded by Cory Kemp, carried unanimously

To approve the tax resolution.

3) Insurance Resolution-

**Resolution:** “Be it resolved that the Alyeska East Condominium Association requires all owners to carry their own Condominium Homeowner’s Policy.”

**MOTION:** by Brian Kruchoski, seconded by Monica Severson, carried unanimously

To approve the Insurance Resolution.

**Comments from owners:**

## 9. ADJOURNMENT

There being no further business, it was moved, seconded and carried to adjourn the meeting at 6:00 p.m.

Respectfully submitted,

Scott Kirk.

Recording Secretary

**ALYESKA EAST CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
February 2 2019**

The meeting was called to order at 6:00 p.m.

**ROLL CALL:** Present- Brian Kruchoski, Monica Severson, Cory Kemp, Brad VonWichman, George Derrick

**QUORUM:** A quorum was declared.

**NEW BUSINESS:**

1) The following officers were elected

President- Brian Kruchoski

Vice president- Daniel Greenhalgh

Secretary- George Derrick

Treasurer- Corey Kemp

Recording Secretary- Scott Kirk

2) Parking- The Board will be reviewing the terms of our parking agreement with the resort.

3) Management was instructed to obtain estimates for a centralized monitored fire alarm system.

**SET DATE OF NEXT MEETING:** Management will contact Board members as necessary.

**ADJOURNMENT:** It was moved, seconded and carried to adjourn the meeting at 6:15 p.m.

Respectfully submitted,

Scott Kirk

Recording secretary

cc: file

Mailed to owners \_\_\_\_\_